

Chapter Five: Landscape Design Guidelines

5.1 Concept

The landscape design guidelines are intended to create a visually pleasing and safe environment and by doing so, encourage retail and pedestrian activities. The landscape design guidelines are also intended to reinforce the overall concept of a cohesive and unique district established for the Bixby Knolls neighborhood as detailed in Chapter 2: Concept Plan.

These guidelines address landscape design in both the public and private realms. While this Concept Plan establishes overall direction for streetscape improvements in the public right-of-way for Atlantic Avenue and Long Beach Boulevard, these recommendations should be studied further under the umbrella of a future Streetscape Master Plan. Figure 5.1 illustrates the Landscape Concept Plan.

5.2 Streetscape Guidelines for Atlantic Avenue

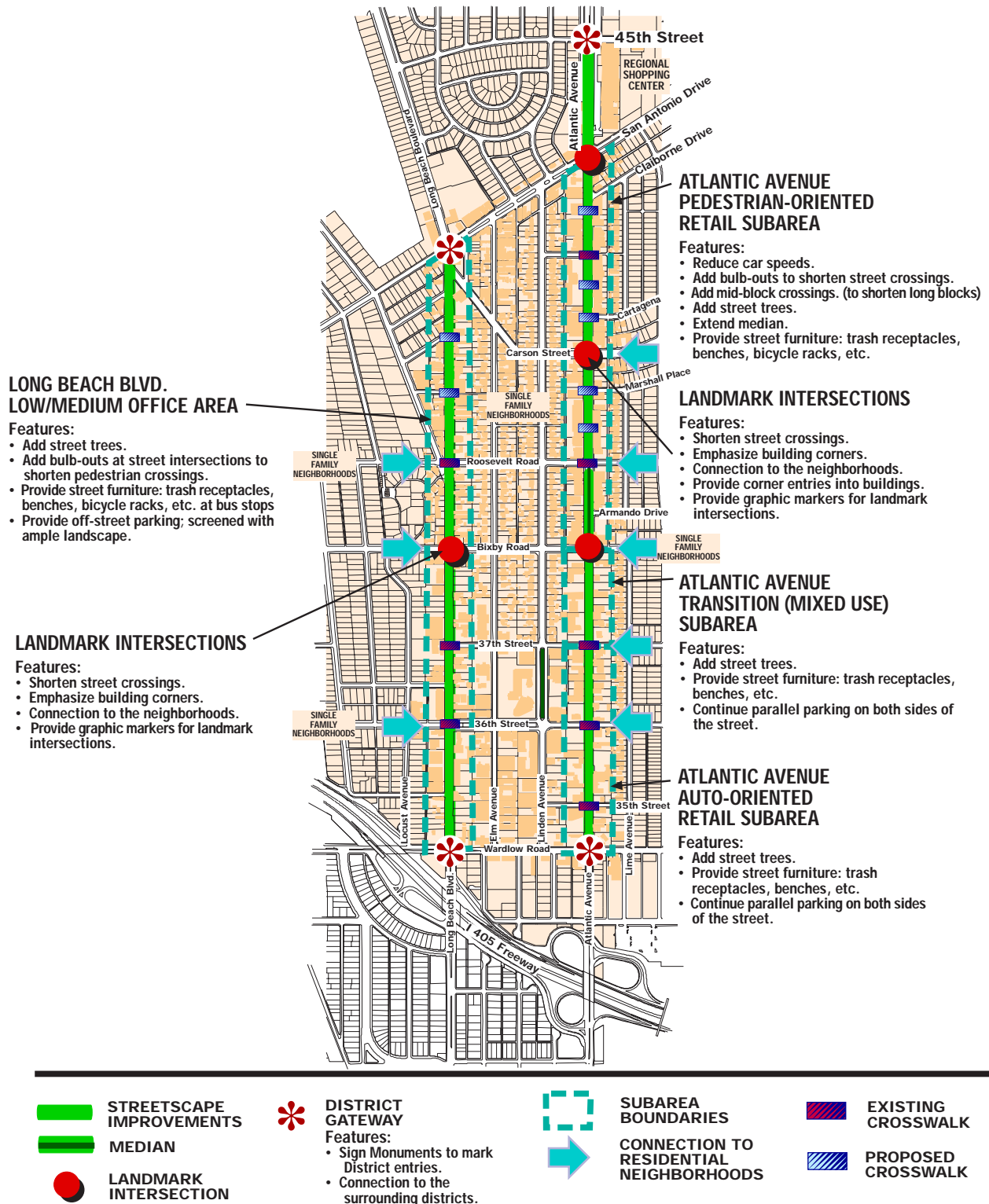
5.2.1 Pedestrian-oriented subarea

- **Establish a continuous pattern of street trees** that echoes the rhythmic nature of storefronts. BKBIA has established an alternating pattern of “Bradford Pear” with Mexican Fan Palms as the street trees for this subarea and started the implementation in several blocks. This pattern should be continued along Atlantic Avenue. The pear trees should be located 40 feet on center to allow for views of storefronts. The palm trees should be located midway between the pear trees. All new palm trees should remain unskinned to match the existing palm trees. *See figure 5.2: Typical street tree layout (plan and cross-section) for Atlantic Avenue (without median)*
- **Maintain the existing median** in the center of the street in the southernmost block of this subarea, between Roosevelt and Bixby Roads. This median provides a place of refuge to the pedestrians crossing the street. **Extend the median northward** to San Antonio Drive. The median should be attractively landscaped. The median should be a minimum of ten feet in width and planted with medium-sized canopy trees (no palms). See section 5.4 for plant type recommendations. *See figure 5.3: Typical street tree layout (plan and cross-section) for Atlantic Avenue (with median)*
- **Landscaped the bulb-outs at the “landmark intersections,” district gateways and mid-block bulb-outs.** The bulb-outs at mid-block crossings shall have landscaped areas flanking a 12 foot crosswalk. Landscaped bulb-outs should include clusters of two to four palm trees and flowering accent plants below with a maximum height of three feet for visibility. *See figure 5.4: Typical bulb-out plan at mid-block intersections and figure 5.5: Typical bulb-outs at street intersections.*
- **Encourage retail businesses to provide and maintain flowerpots, etc.** in front of their storefronts on the sidewalks to add to the area’s appeal.

5.2.2 Transition (mixed use) subarea

- **Establish a continuous pattern of street trees.** The choices made in the northern subarea shall also be implemented in this subarea to provide continuity along the entire length of Atlantic Avenue. See section 5.2.1 for tree type and spacing requirements.
- **Landscaped the bulb-outs at the “landmark intersection.”** These landscaped areas should include clusters of two to four palm trees and flowering accent plants with a maximum height of

Figure 5.1: Concept Plan



three feet for visibility. See section 5.2.1 for tree type and spacing requirements. See *figure 5.5: Typical bulb-outs at street intersections*.

- **Encourage retail businesses to provide and maintain flowerpots, etc.** in front of their storefronts on the sidewalks to add to the area's appeal.

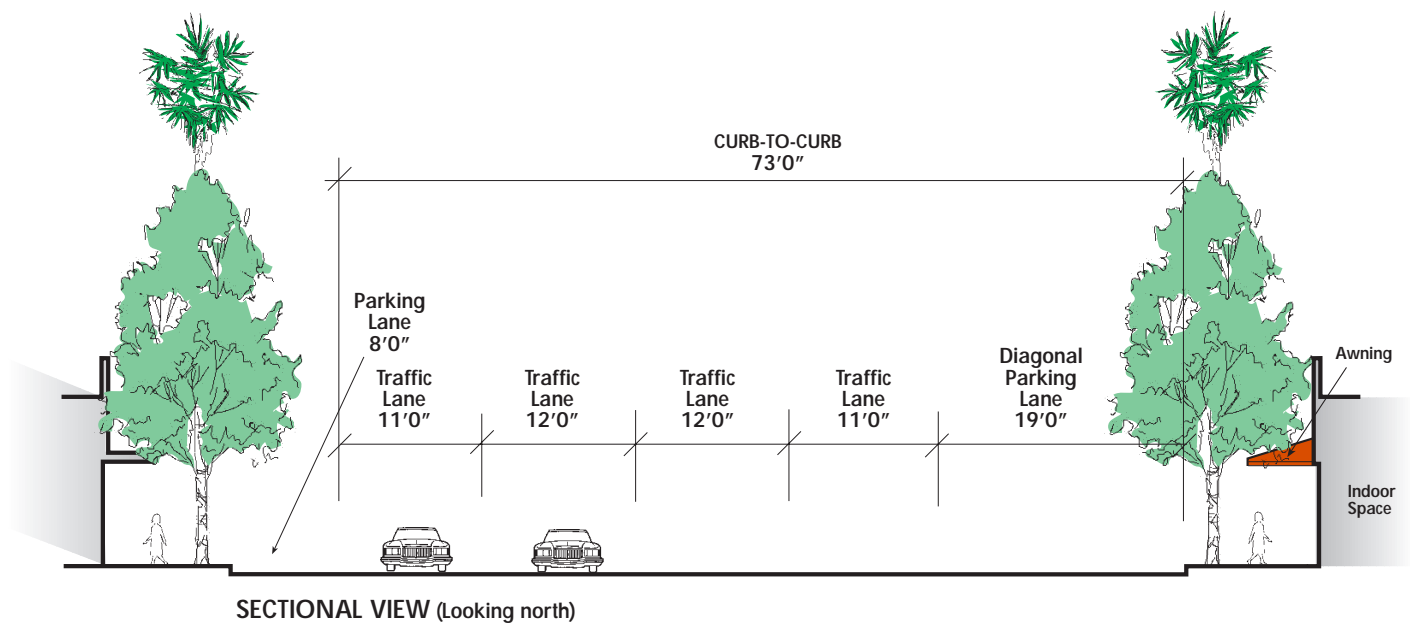
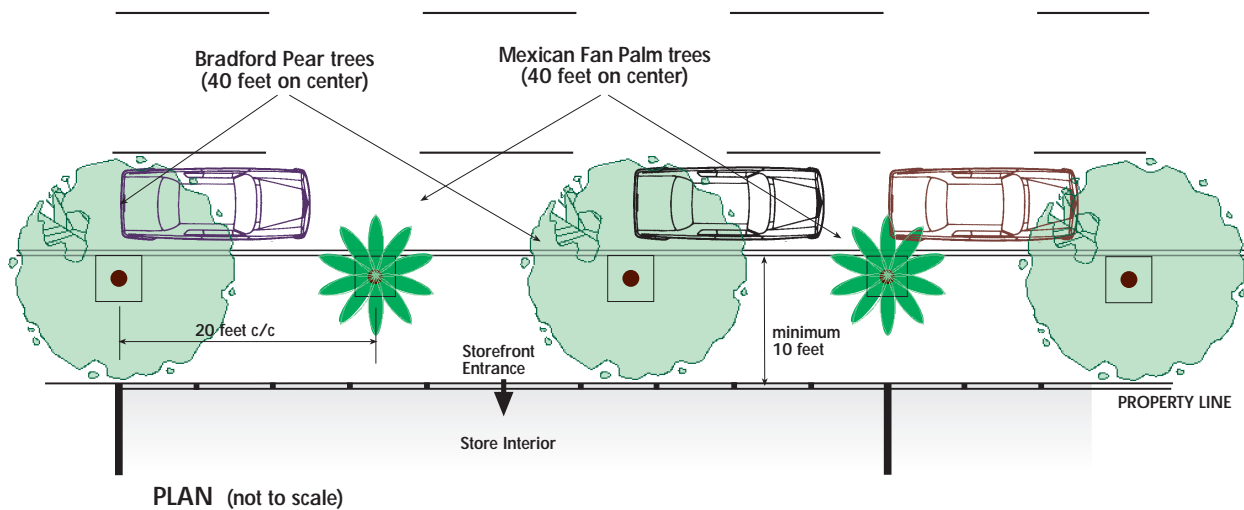


Figure 5.2: Typical street tree layout (plan and cross-section) for Atlantic Avenue (without median)



Potted plants provided and maintained by retailers add positively to the street environment.

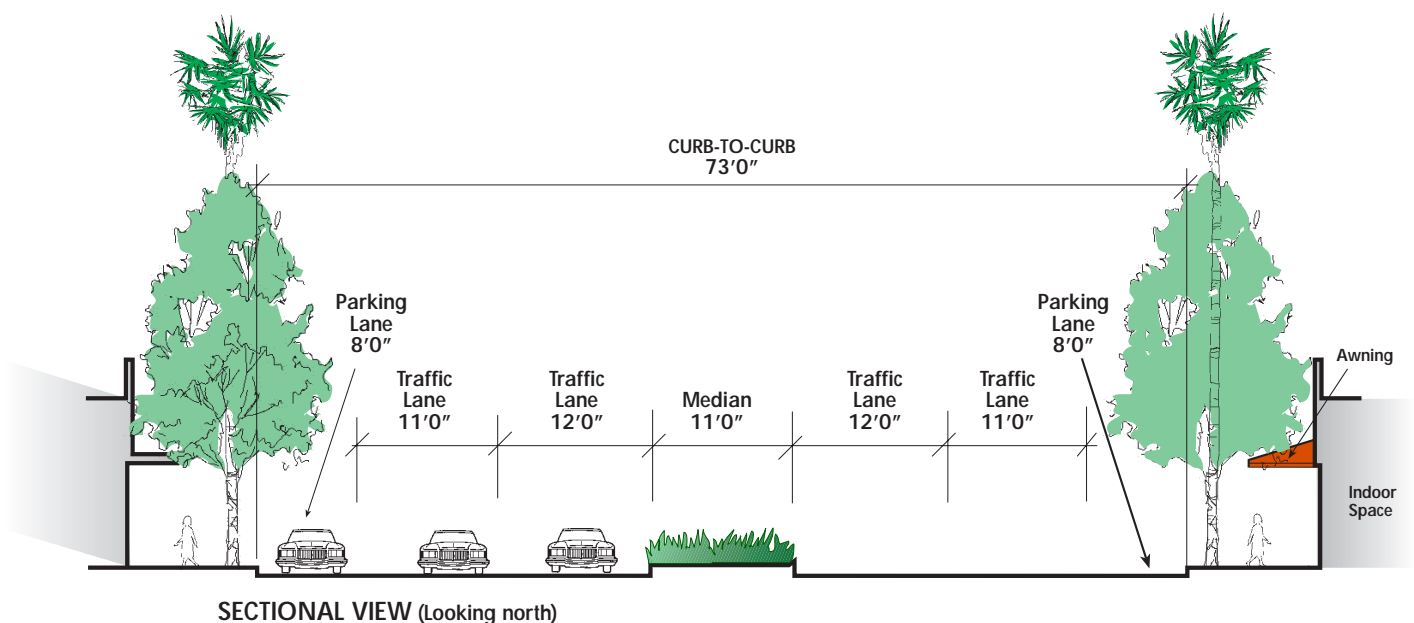
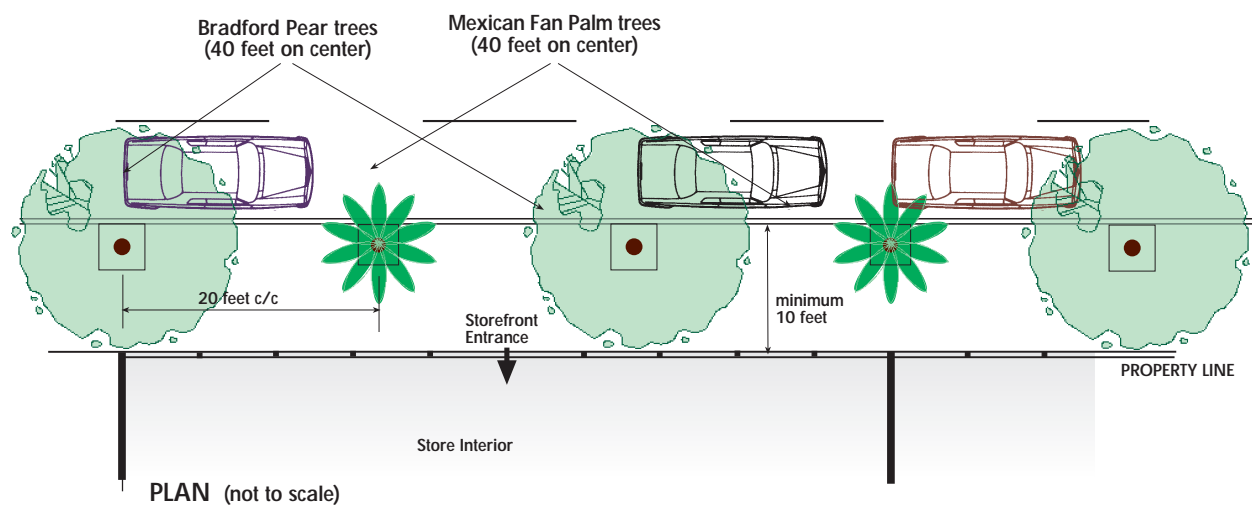


Figure 5.3: Typical street tree layout (plan and cross-section) for Atlantic Avenue (with median)

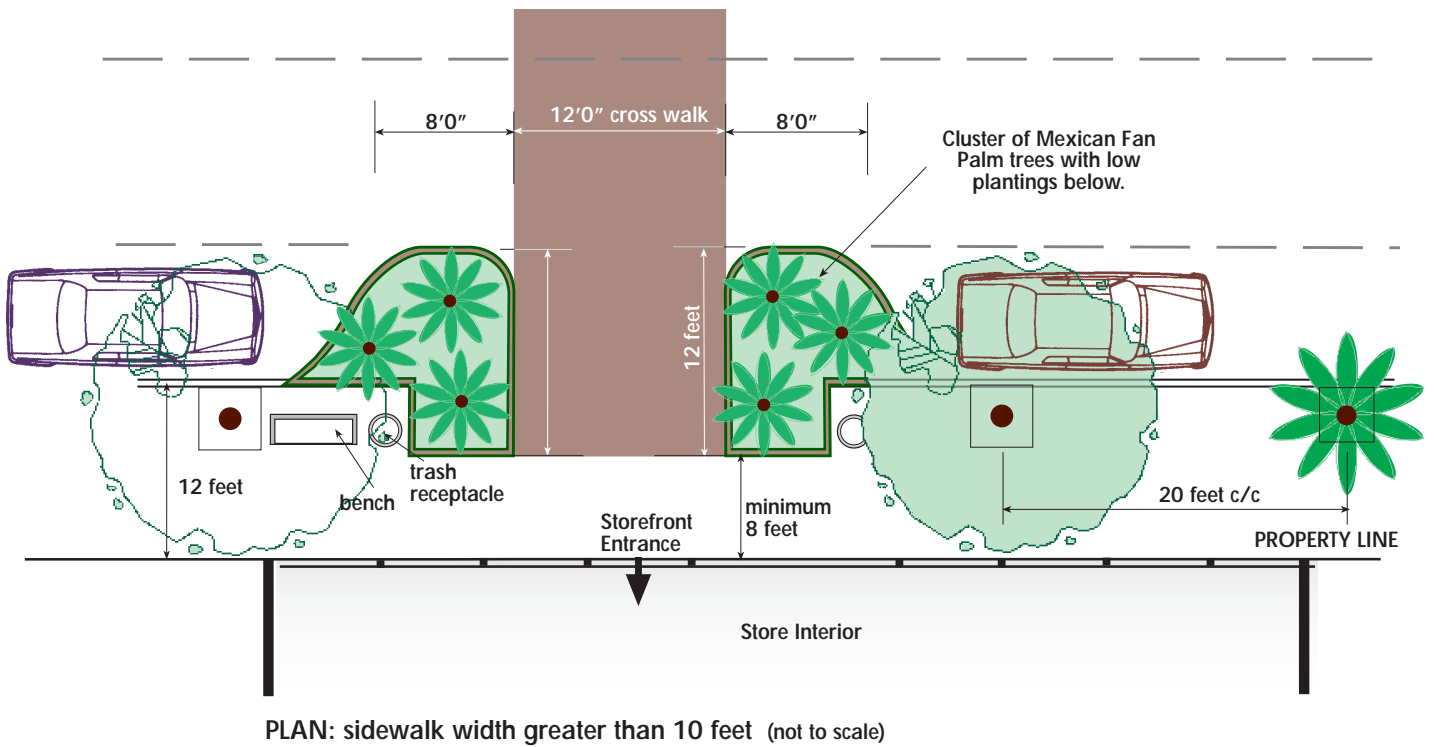
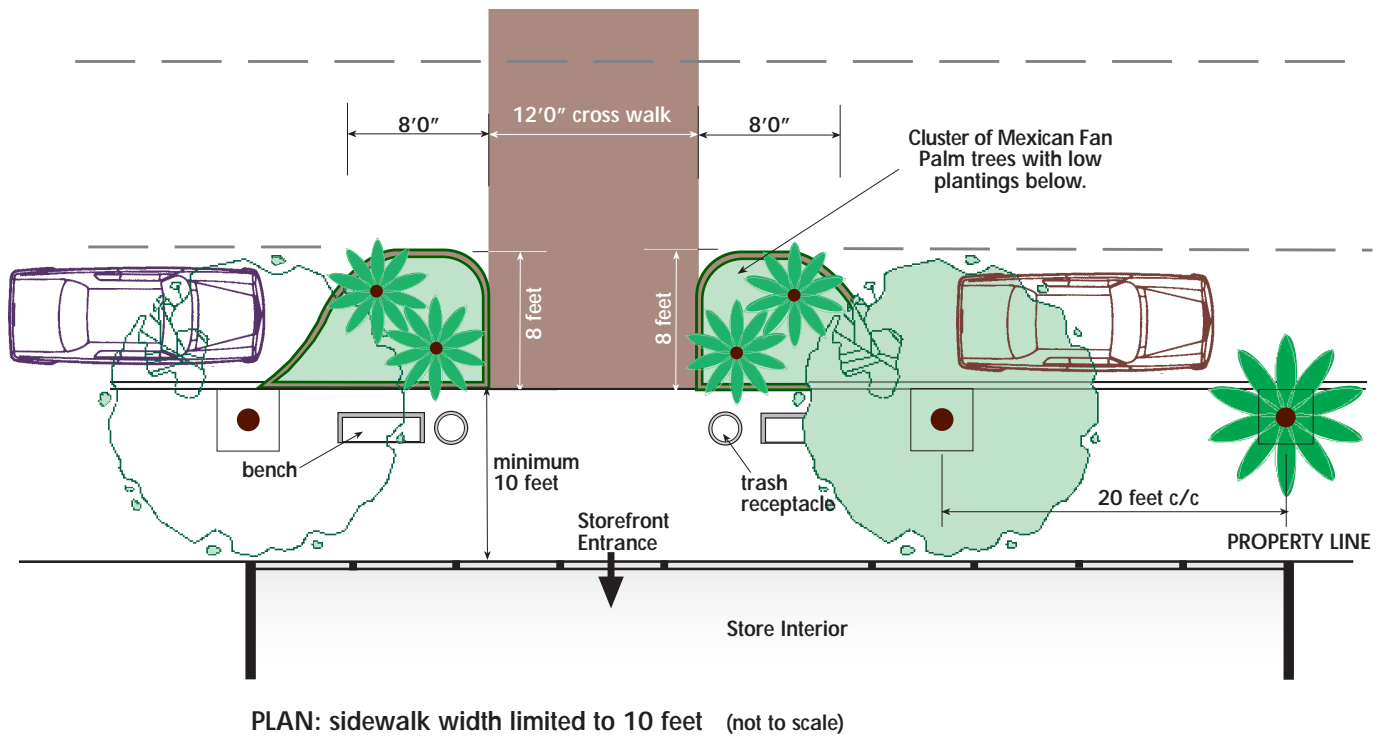


Figure 5.4: Typical bulb-out layout (plan) for mid-block intersections on Atlantic Avenue

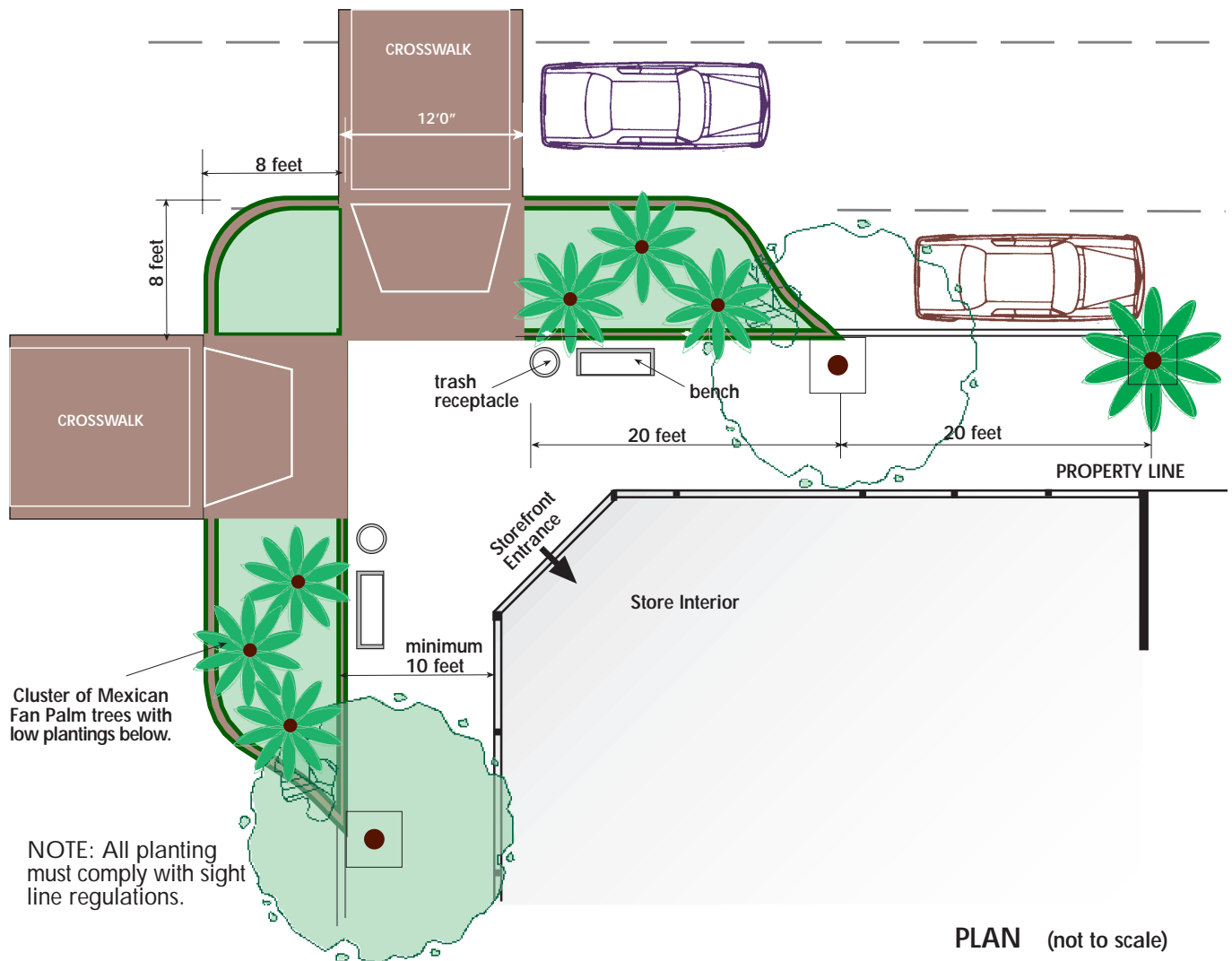


Figure 5.5: Typical bulb-out layout (plan) for street intersections



Example of a bulb-out at a street intersection

5.2.3 Auto-oriented subarea

- **Continue the pattern of Mexican Fan Palms** in this subarea to create a visually consistent element along the length of Atlantic Avenue, from San Antonio to the 405 Freeway. The spacing shall be 40 feet on center to allow for visibility of store frontage. See figure 5.6: *Typical street tree layout (plan and street cross-section) for Atlantic Ave. auto-oriented subarea*
- **Landscape the bulb-outs at the district gateways.** These landscaped areas should include clusters of two to four palm trees and flowering accent plants with a maximum height of three foot for visibility. See section 5.2.1 for tree type and spacing requirements. See figure 5.5: *Typical bulb-outs at street intersections.*

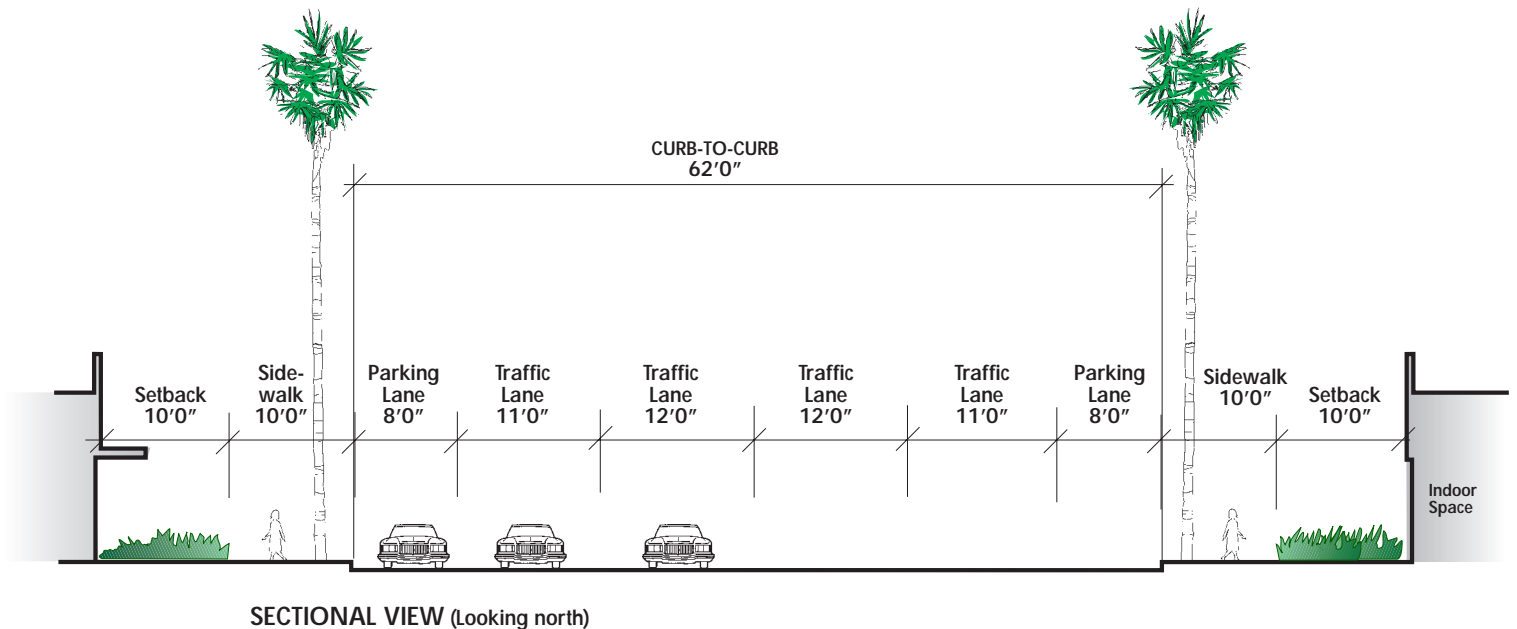
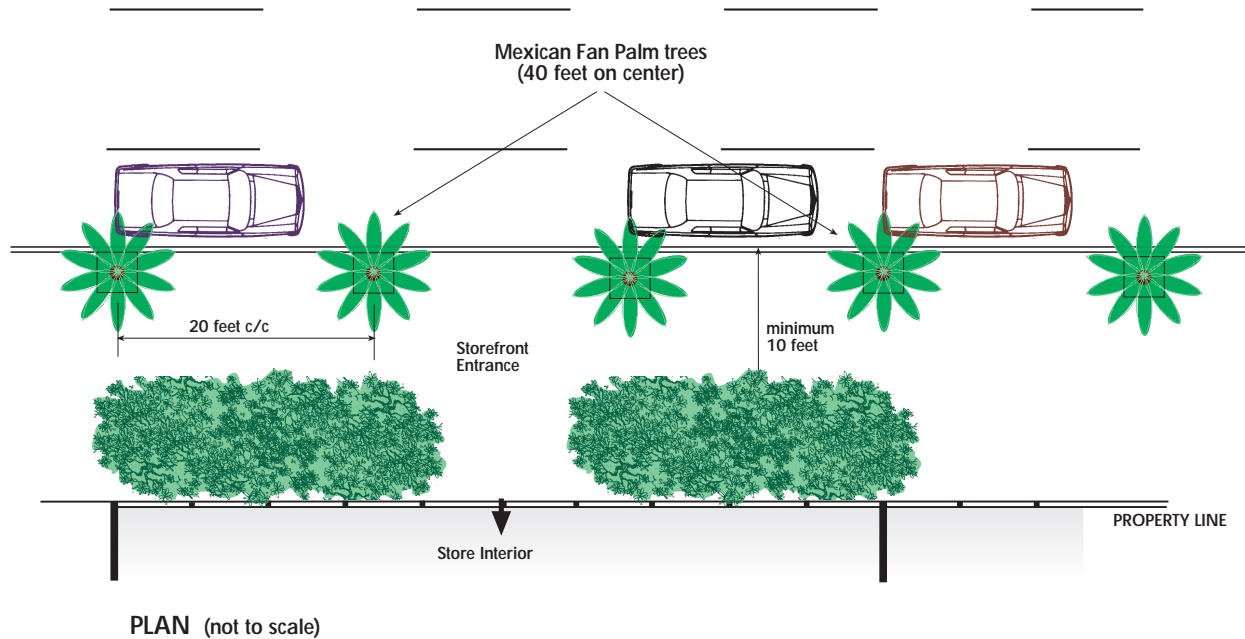


Figure 5.6: Typical street tree layout (plan and cross-section) for Atlantic Avenue: Auto-oriented subarea

5.3 Streetscape Guidelines for Long Beach Boulevard

- Plant a continuous and dense pattern of street trees.** As uninterrupted visibility to the office buildings is not an issue, a denser spacing (30 feet on center) of street trees is recommended. A large canopied deciduous tree species such as London Plane tree, is appropriate for the street scale. This tree also complements the existing sycamores present at setbacks along the street.

The sidewalk width is inconsistent throughout the length of Long Beach Boulevard. Where possible, plant street trees in the sidewalk area. At these locations, no trees are allowed in the first 10 feet of front setback. At locations where the sidewalk is not wide enough for street trees, encourage property owners to plant trees within the setback area. See section 5.4 for plant type recommendations. See figure 5.7: Typical street tree layout (plan and street cross-section) for Long Beach Boulevard

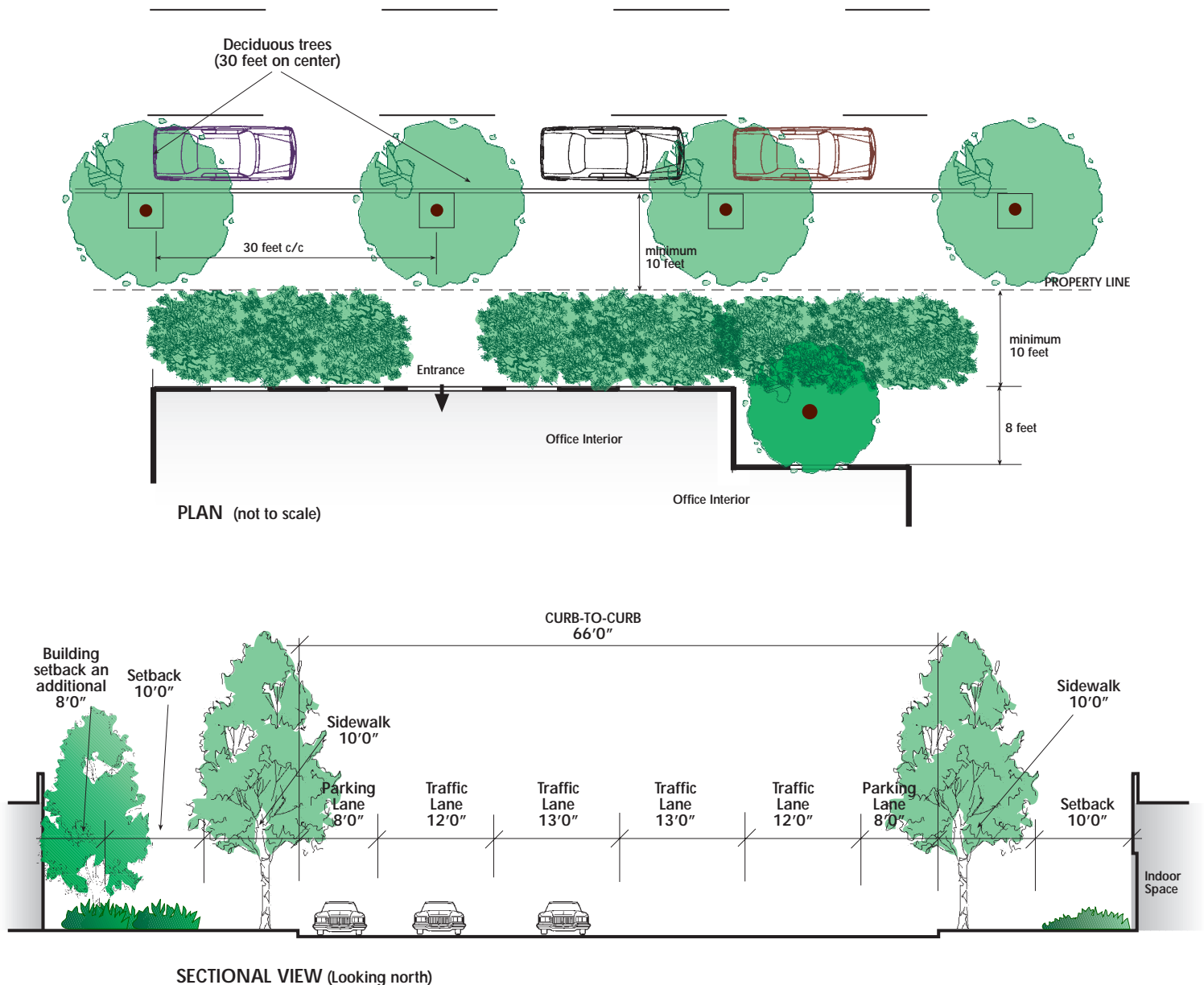


Figure 5.7: Typical street tree layout (plan and street cross-section) for Long Beach Boulevard

- **Landscape the bulb-outs at the “landmark intersections” or gateway nodes.** These landscaped areas should include clusters of two to four palm trees and flowering accent plants with a maximum height of three feet for visibility. See section 5.2.1 for tree type and spacing requirements. See figure 5.5: *Typical bulb-outs at street intersections*.
- Provide evergreen street trees along the east-west pathways (Roosevelt Street, Bixby Road, 37th and 36th Street) to link the westerly residential neighborhoods with Atlantic Avenue. Existing species include Oak, California Sycamore (*Platanus racemosa*), and Brisbane Box (*Tristania conferta*).

5.4 Guidelines for private property

5.4.1 Landscape and hardscape guidelines for front setbacks (retail and office uses)

- Setbacks are required in both the Transition (mixed use) and Auto-oriented subareas along Atlantic Avenue and for office uses in several locations: Long Beach Boulevard, Transition (mixed use), and Auto-oriented subareas along Atlantic Avenue. These setback areas should be landscaped as follows:
- No more than 50% of the setback area shall be turf.
- The plantings shall not obstruct views into the retail display windows (where retail uses are present). In all the areas, the height for these plantings shall not exceed three feet for security and safety.
- Canopy trees should be planted within the setback in the Auto-related subarea since the street tree in this subarea is Mexican Fan Palm. Canopy trees are also encouraged within the setback in those parts of Long Beach Boulevard where the sidewalks are too narrow to accommodate street trees. Trees are not permitted in the first 10 feet of front setback of those parts of Long Beach Boulevard where street tree planting is possible.
- The criteria for selecting plant materials, as established in section 5.3, shall be followed. Sample plant palettes are also included in section 5.3.

5.4.2 Landscape screening between office and residential uses

- Provide screening at property line to provide privacy for adjacent residential properties. Eighty percent of the vertical plane at the property line to a height of six feet shall be opaque.
- Screening may consist of one of the following:
 - “Vertical” trees closely spaced
 - “Green” (vine-covered) solid or fenced walls
 - Hedges (Minimum height of six feet)
- The criteria for selecting plant materials, as established in section 5.3, shall be followed.

5.4.3 Parking lot landscape/screening guidelines

- All visible parking lots shall be screened from the street with landscape, fences or hedges.
- The height of these screens (landscape, fences or hedges) shall be limited to three feet for security and safety.
- These screens shall be setback 10 feet from the front property edge to maintain the continuity of a setback along the length of the subarea.
- If the length of the screen (landscape, fences or hedges) exceeds 45 feet, a break of at least eight feet in the screen shall be provided. These breaks shall function as accent points and be planted with plant types different from that of the screen. See *Figure 5.8: Typical parking lot screening guidelines*

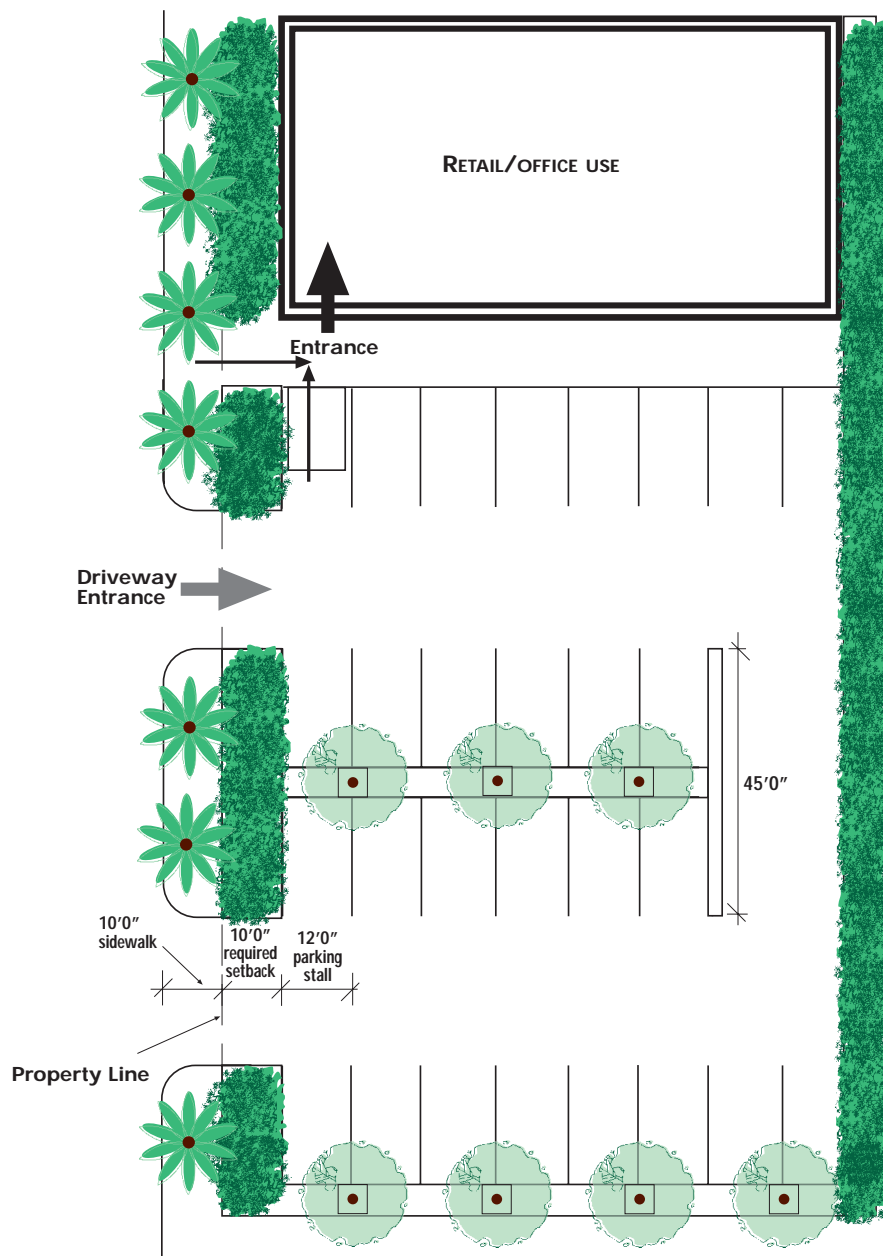


Figure 5.8: Typical parking lot screening guidelines

5.4.4 Landscaping guidelines for walkways and paseos

- The blank facades of buildings along mid-block pass-throughs and paseos can be softened with the use of landscape and amenities such as lighting, benches, flowerpots, trash receptacles, etc. Besides potted plants and planter boxes, small trees, shrubs and flowering vines on trellises and pergolas should be used.
- The minimum width of a walkway/paseo should be 10 feet.
- If the walkway/paseo is used for outdoor dining, the minimum width should be 15 feet.



Examples of paseos and courtyards with privately provided landscape amenities that add positively to the retail environment.



5.5 Plant Palette

The following criteria have been established for the selection of the plants:

- Color, flowering accent
- Compatible with building architecture
- Low maintenance
- Low water consumption
- Discourage vandalism (do not block windows or screen entryways)

The plant palette shown on the following pages lists various plant type recommendations, their characteristics, growth rates and suggested locations.

Table 5a: Sample Palette – Trees

	Characteristics										Growth Rate			Location				
	Evergreen	Deciduous	Sun	Partial Shade	Shade	Height	Width	Flower Color	Drought Tolerant	Fast	Moderate	Slow	Parking Lot	Paseo	Landscape Setback	Median	Bulb-out	Residential Screen
Trees																		
Casuarina stricta (Coast Beefwood)						30'	20'	-										
Cocos plumosa (Queen Palm)						25'	15'	-										
Geijera parviflora (Australian Willow)						25'	20'	-										
Lagerstroemia x fauriei (Crape Myrtle)						20'	20'	M										
Liquidambar styraciflua (Sweet Gum)						50'	20'	-										
Melaleuca quinquenervia (Cajuput Tree)						30'	20'	W										
Platanus acerifolia (London Plane Tree)						40'	30'	-										
Podocarpus gracilior (Fern Pine)						50'	35'	-										
Prunus caroliniana (Carolina Cherry)						15'	4'											
Prunus cerasifera 'Krauter Vesuvius' (Purple Leaf Plum)						15'	12'	H										
Pyrus calleryana 'Bradford' (Bradford Pear)						30'	25'	W										
Quercus virginiana (Southern Live Oak)						40'	40'	-										
Rhus lancea (African Sumac)						25'	25'	-										
Tabebuia ipe (Pink Tabebuia)						25'	15'	H										
Tristania conferta (Brisbane Box)						40'	30'	-										
Washingtonia robusta (Mexican Fan Palm)						50'	10'	-										

Table 5b: Sample Palette – Shrubs

Shrubs	Characteristics										Growth Rate			Location				
	Evergreen	Deciduous	Sun	Partial Shade	Shade	Height	Width	Flower Color	Drought Tolerant	Fast	Moderate	Slow	Parking Lot	Paseo	Landscape Setback	Median	Bulb-out	Residential Screen
Abelia g. 'Edward Goucher' (Pink Abelia)						3'	3'	P										
Arctostaphylos e. 'Carmel Sur' (Little Sur Manzanita)						2'	5'	P										
Bergenia cordifolia (Heartleaf Bergenia)						18"	18"	P										
Buxus microphylla japonica (Japanese Boxwood)						3'	1'	-										
Ceanothus g. 'Horizontalis' (Carmel Creeper)						2'	5'	B										
Cistus skanbergii (Rockrose)						18"	3'	P										
Convolvulus mauritanicus (Ground Morning Glory)						1'	3'	B										
Diets bicolor (Butterfly Iris)						3'	2'	Y										
Erigeron karvinskianus (Santa Barbara Daisy)						1'	2'	W										
Escallonia 'Compacta' (Dwarf Escallonia)						3'	3'	R										
Lantana camara varieties (Common Lantana)						3'	3'	M										
Lavandula angustifolia (English Lavender)						3'	3'	P										
Lavandula a. 'Munstead' (Dwarf English Lavender)						18"	18"	P										
Nandina domestica (Heavenly Bamboo)						4'	3'	-										
Phormium t. 'Dazzler' (Red New Zealand Flax)						3'	3'	-										
Phormium t. Maori Maiden' (New Zealand Flax)						3'	3'	-										
Pittosporum t. 'Crème de Mint' (Dwarf Variegated Tobira)						2'	2'	-										
Raphiolepis i. 'Pink Cloud' (Pink Indian Hawthorn)						3'	4'	P										
Santolina chamaecyparissus (Lavender Cotton)						2'	3'	Y										
Tulbaghia v. 'Silver Lace' (White Society Garlic)						1'	1'	P										

Table 5c: Sample Palette – Groundcover and Vines

	Characteristics										Growth Rate				Location			
	Evergreen	Deciduous	Sun	Partial Shade	Shade	Height	Width	Flower Color	Drought Tolerant	Fast	Moderate	Slow	Parking Lot	Paseo	Landscape Setback	Median	Bulb-out	Residential Screen
Groundcover																		
Achillea tomentosa (Woolly Yarrow)						6"	18"	Y										
Armeria maritima (Sea Pink)						6"	12"	P										
Campanula poscharskyana (Serbian Bellflower)						1'	3'	B										
Cerastium tomentosum (Snow in Summer)						8"	3'	W										
Fragaria chiloensis (Mock Strawberry)						6"	2'	W										
Helianthemum nummularium (Sunrose)						8"	3'	M										
Heuchera maxima (Island Alum Root)						12"	18"	P										
Lantana montevidensis (Trailing Lantana)						18"	4'	P										
Limonium perezii (Sea Lavender)						18"	18"	P										
Pelargonium peltatum (Ivy Geranium)						1'	3'	M										
Rosmarinus o. 'Prostratus' (Prostrate Rosemary)						2'	4'	B										
Trachelospermum jasminoides (Star Jasmine)						18"	4'	W										
Verbena peruviana (Verbena)						1'	4'	M										
Vines																		
Bougainvillea 'San Diego Red' (Bougainvillea)						-	-	R										
Clytostoma callistegioides (Lavender Trumpet Vine)						-	-	P										
Pandorea jasminoides (Bower Vine)						-	-	W										

